

## MEMORANDUM

December 3<sup>rd</sup>, 2014

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 753 sq. ft. addition to a contributing house and to construct a 336 sq. ft. one-car garage at **735 Mapleton Ave.** in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00192).

### STATISTICS:

- |    |                       |                                |
|----|-----------------------|--------------------------------|
| 1. | Site:                 | 735 Mapleton Avenue            |
| 2. | Zoning:               | RL-1 (Residential-Low 1)       |
| 3. | Lot size:             | 8,500 sq. ft.                  |
| 4. | Existing House:       | 1,894 sq. ft.                  |
| 5. | Proposed Addition:    | 753 sq. ft.                    |
| 6. | Existing Shed:        | 187 sq. ft.                    |
| 7. | Proposed Garage:      | 336 sq. ft.                    |
| 8. | Applicant/Owner:      | David Waugh, Mary Beth Emerson |
| 9. | Date of Construction: | 1920                           |

### STAFF RECOMMENDATION:

If the applicant complies with the conditions listed below, staff considers the proposed construction of an addition and construction of a new garage on the property will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board adopt the staff memorandum dated December 3, 2014, as the findings of the board, and approve a Landmark Alteration Certificate for the proposed construction shown on plans dated 09/23/2014, finding that it generally meets*

*the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:*

**CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for constructing the addition and new one-car garage in compliance with the approved plans dated 09/23/2014, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that:
  - a. Retains a greater portion of the north (rear) wall of the historic house and create a more defined connection between the historic house and new addition;
  - b. Increases the distance between the existing garage and the west wall of the addition to allow for greater protection of the historic building.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house.
4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: window and door details, wall material details, siding material details, paint colors, roofing material details and details regarding any exterior lighting and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

**SUMMARY:**

- On June 25, 2014, the Landmarks design review committee (Ldrc) preliminarily reviewed an application to add approximately 1,500 sq. ft. to the house at 735 Mapleton Avenue. The Ldrc determined that the proposed scope of the project warranted the full Landmark Board's review in a public hearing.

- On September 3, 2014, a public hearing was held to review a 1,359 sq. ft. addition to the contributing house and to build a 440 sq. ft. two-car garage on the property. The Landmarks Board commented that the number of conditions requesting a reduction in the built area on the property were too complex for review by the Ldrc and offered the applicant the opportunity to withdraw the application to redesign for review by the full Board in a public hearing.
- The applicant has undertaken redesign and re-submitted for review of an approximately 753 sq. ft. addition to the rear of the house and a 336 sq. ft. free-standing garage at the rear of the lot.
- Staff considers the house and attached garage, constructed in 1920 and within the (1865-1946) period-of-significance for the Mapleton Hill Historic District to be contributing resources to the district.
- Staff finds the proposed new construction to be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4), B.R.C. 1981, the *General Design Guidelines* and the *Mapleton Hill Design Guidelines*.
- This recommendation is conditioned on the applicant complying with the conditions of approval. Revision to the design will be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a Landmark Alteration Certificate.

#### PROPERTY HISTORY:

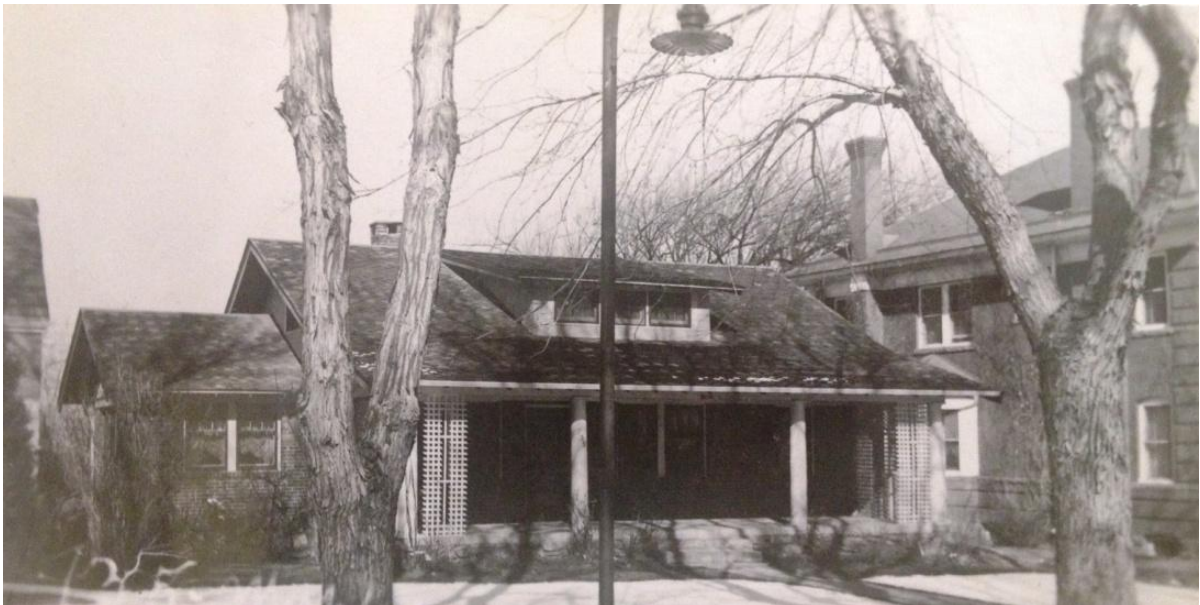


Figure 1. Tax Assessor photo of 735 Mapleton Avenue, c. 1949.

Constructed in 1920, the brick and frame, one and one-half story house at 735 Mapleton Ave. is typical of houses of that type built during the 1910s and 1920s with its low roof pitch, wide overhanging eaves, full-width front porch façade gable and low forward-facing dormer.

Luther D. and Eula Allison are listed in the 1920 city directory as the first residents of 735 Mapleton Ave., though they appear to have lived there for only one year. Luther was a clerk with C.C. Smith Grocers. After about a decade of residents that stayed no longer than a couple years, John Henry Trezise and his wife, Margaret, settled in the home from 1929 until 1944. John was a salesman with Swift and Co. Meat Products until 1946 when he retired. He was involved in many clubs, and was elected the president of the Last Man's Club in 1948.

After the Trezises, Anna Moeller, widow of Boulder merchant Henry H. Moeller, purchased the house and lived there 25 years until her death in 1971. Earl and Patricia Jorgenson resided in the house from 1971 to the early 2000s. During the 1960's, Earl is listed as a woodworker and cabinetmaker for Design Products.



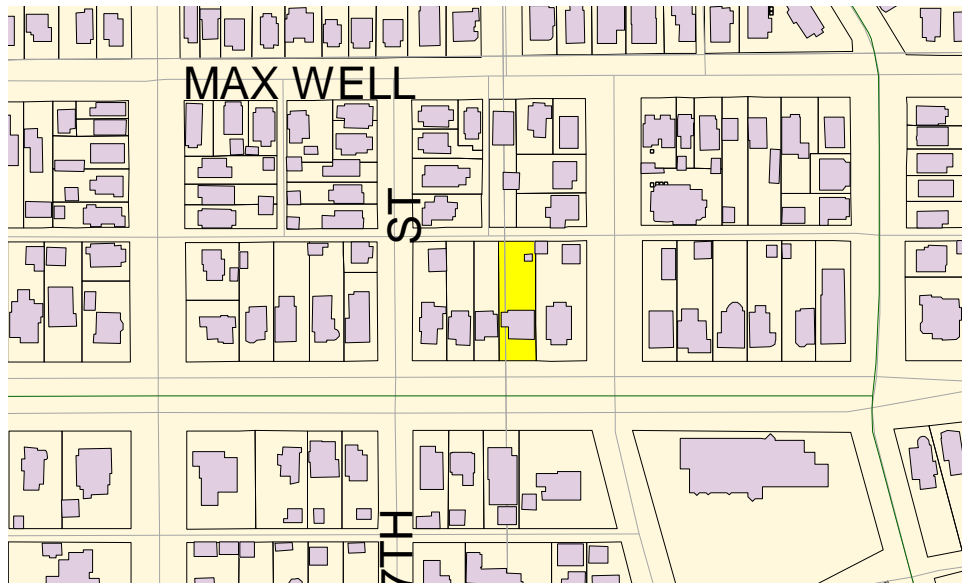
*Figure 2. 745 (right) and 735 Mapleton Ave. (at left), 1929.  
Photograph Courtesy the Carnegie Branch Library for Local History.*

Craftsman-Bungalow houses are relatively common in Mapleton Hill and typically were constructed for and the middle classes from 1910 until the 1930s.

A one-car stone garage is attached to the northwest corner of the house. It appears the garage was constructed at the same time (or shortly after) the house was built in 1920.

**DESCRIPTION:**

The property is located on the north side of Mapleton Avenue between 7<sup>th</sup> and 8<sup>th</sup> Streets, in the West Boulder addition to the city, which was platted in 1874. The 1,960 sq. ft. house is located on an 8,500 sq. ft. lot.



*Figure 3. Location Map, 735 Mapleton Ave.*

The one and one-half story Craftsman Bungalow house features a low-pitch side gable roof and deep, full front porch supported by Doric columns. A stone foundation supports the brick and frame house while an off-center front door provides access to the house. Two picture windows beneath the front porch appear to have been altered sometime in the 1950s or 1960s and represent the most significant changes to this well-preserved example of the Craftsman-Bungalow. The property features mature vegetation including large trees, and slopes slightly down to the north (rear) of the lot.





*Figure 4. Façade 735 Mapleton Avenue, 2014.*



*Figure 5. East elevation, 735 Mapleton Avenue, 2014.*





*Figure 6. North (rear) of house from alley, 735 Pine St., 2014.*



*Figure 7. Existing garage, 735 Pine St., 2014.*

## **PROPOSED ADDITION**

Drawings propose a 753 sq. ft. addition to be constructed at the rear of the existing 1,894 sq. ft. house. The attached one-car garage currently takes access from the alley. Plans call for the garage to be converted to a workshop and to no longer be used as car parking.

With the proposed addition, the proposed floor area of the house is calculated to be approximately 2713sq. ft. and the proposed garage to be 336 sq. ft. in size with a total of 3,210 sq. ft. on the 8,500 sq. ft. property representing a Floor Area Ratio of .38 where .45 (3,800 sq. ft. is allowed). The proposed addition has been reduced from 1,579 sq. ft. to 753 sq. ft. (reduction of 826 sq. ft. or 52%). Preliminary code review indicates that no solar shadow analysis has been undertaken by the applicant.

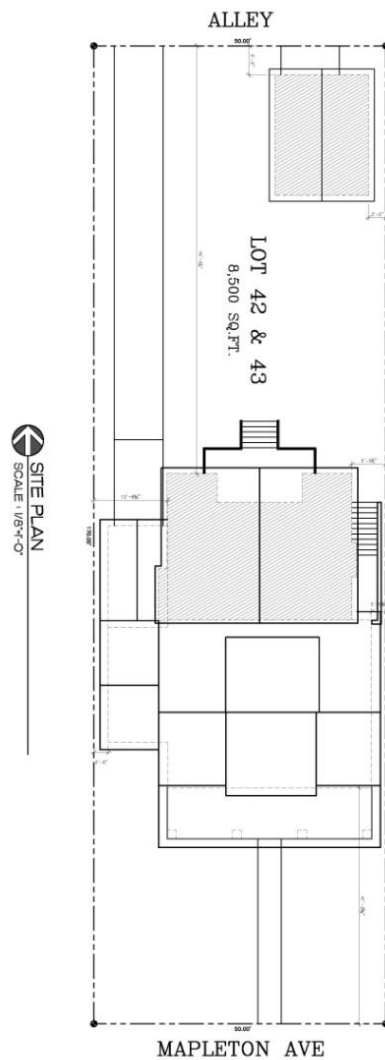


Figure 7. Proposed Site Plan, Dec.3, 2014 (right). Not to scale.





*Figure 8. Existing South Elevation (façade)- Fenestration not accurately depicted- see photographs.*



*Figure 8. Proposed South Elevation, 2014 (façade); addition not visible.*

In elevation, the addition is shown to feature one and one-half mass that utilizes the declining grade to stay below the ridge height of the existing house. Because the addition is lower and set in from the east and west corners of the existing house, the south face of the addition will likely not be visible when viewed straight on from the street, but will be visible from Mapleton Avenue from the southeast and southwest, especially during winter when foliage is off the trees.



*Figure 9. Existing East Elevation.*



*Figure 11. Current Proposal for East Elevation, Dec. 3, 2014.*

The proposed addition is located at the rear and connected on the first floor. The simple, gable roofed addition extends approximately 27 feet from the rear wall of the existing house. The east elevation features two sets of double-hung windows and is shown to be clad in horizontal wooden lap siding.



*Figure 11. Existing North Elevation.*



*Figure 12. Proposed North Elevation.*

Plans show the north (rear) elevation of the addition to feature a centrally located, raised deck area. The north face of the addition is shown to be fenestrated by sliding glass doors and double-hung windows. A series of four clerestory casement windows are located above the sliding glass doors. It appears that the east eave of the existing garage will be clipped to accommodate the west wall of the proposed addition, shown adjacent to the garage. It is unclear what treatment is being proposed for the garage door, though elevations seem to indicate an overhead door.



*Figure 13. Existing West Elevation.*



*Figure 15. Proposed West Elevation, Dec. 3<sup>rd</sup>, 2014.*

The west elevation of the addition shows the existing one-car attached garage to be retained next to the addition. This face of the building is shown to be simply fenestrated with a bay window with a pair of double hung windows at the north end of the elevation. The addition is shown to be sided in clapboard siding with a thinner profile than that on the upper story of the main house. Window, door, roofing and treatment of exterior materials on the existing house were not specified in the application.

The applicant has revised the design in response to board's discussion and recommended conditions of approval in the September 3, 2014 staff memo. The conditions are listed below:

- a. To the extent possible, reduces the mass and scale of the addition and further simplifies the design of the addition when viewed from Mapleton Ave. and the alley to ensure that it is more subordinate to and compatible with the forms found on the historic portion of the house;**
  - The proposed addition has been reduced from 1,579 sq. ft. to 753 sq. ft. and the design has been simplified through the elimination of the second-story dormers, multiple cladding materials, and roof forms. The simple form of the current proposal is more in keeping with traditional patterns found on the historic house.
- b. Reduces the overall amount of built area to open space by reducing the size of the garage and/or addition;**
  - The addition has been reduced by 445 sq. ft. and the garage has been reduced by 104 sq. ft. from the previous proposal. This represents a 30% reduction in floor area from the September 3<sup>rd</sup>, 2014 proposal. In terms of building coverage, the current proposal shows a reduction from 1,342 sq. ft. to 1,239 sq. ft. or 9%.



- c. Retains a greater portion of the north (rear) wall of the historic house and create a more defined connection between the historic house and new addition;**
  - The current proposal shows that approximately 2 feet of exterior wall to be retained at the northeast corner of the house and approximately 10 feet will be retained at the northwest corner of the house. The previous proposal showed the entire rear wall being removed and the rear dormer to the proposed addition.
- d. Further develops a visual continuity between the existing house by simplifying form, fenestration, and refining materiality; and**
  - The design has been simplified in terms of form (single gable rather than multiple roof forms), fenestration and materiality.
- e. Increases the distance between the existing garage and the west wall of the addition to allow for greater protection of the historic building.**
  - The design has not been revised to address this concern.

#### **PROPOSED CONSTRUCTION OF NEW ONE-CAR GARAGE**

A new 336 sq. ft., one-car garage is proposed to be constructed at the northeast corner of the lot and to take access from the alley. A small, temporary Tuff-shed of recent vintage is to be removed to make way for the garage. The simple gable end building is shown to feature a wooden automobile door at the north with a man door to the garden at the south and a one over one double-hung window at the west face. Plans call for the new building to be sheathed in wood clapboard siding and wood shingle on the gable ends to match the proposed addition. No detail was provided about paving, roofing, windows and door materials or color with the application.

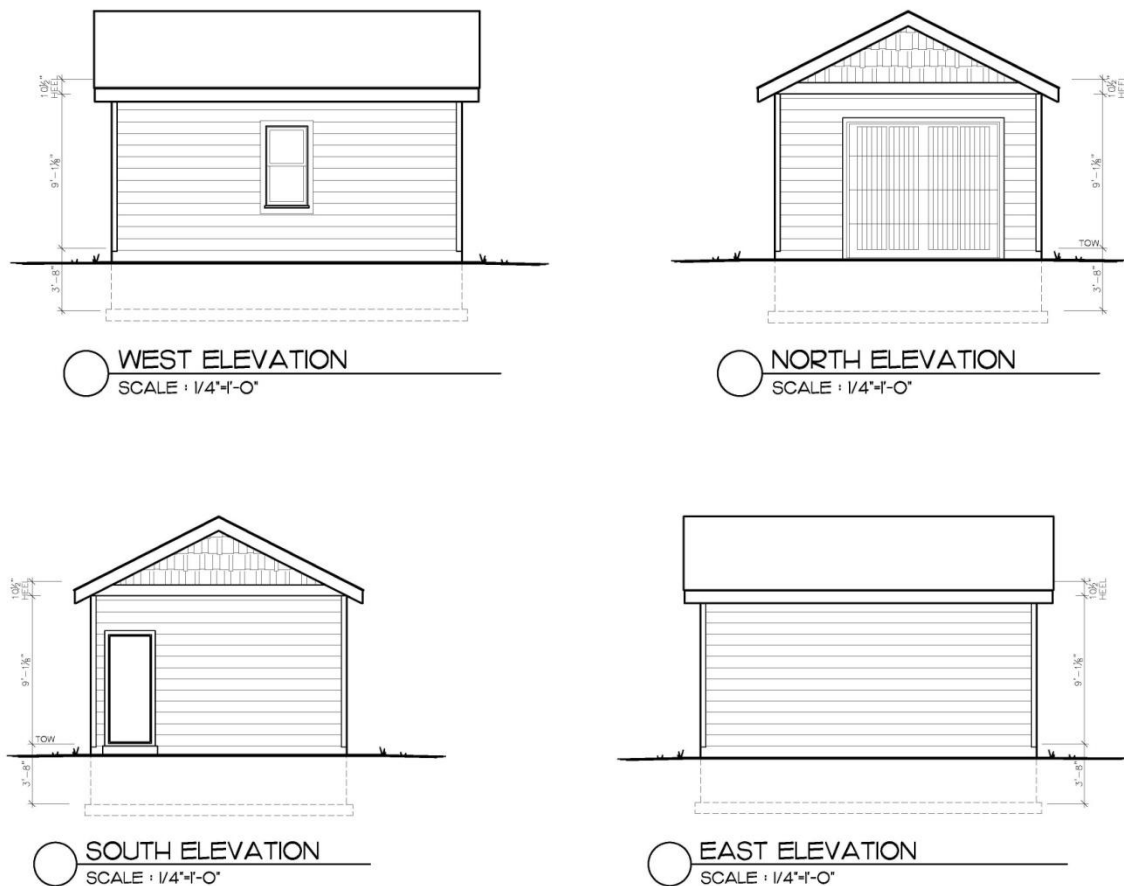


Figure 16. Elevations of proposed garage, Dec. 3<sup>rd</sup>, 2014.

## CRITERIA FOR THE BOARD'S DECISION

Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the

- landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.
- (c) In determining whether to approve a Landmark Alteration Certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

## ANALYSIS

1. *Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?* Constructed about 1920, staff considers the modest Craftsman Bungalow building to be contributing to the historic character of the Mapleton Hill Historic District. Staff finds that, provided the listed conditions are met, the proposed alterations to the property including an addition to the house, and construction of a new garage will preserve the historic character of the property and the immediate streetscape and be consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

2. *Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff finds that, provided the listed conditions are met, the proposed application will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark property as it will be generally compatible with the *General Design Guidelines* and the *Mapleton Hill Design Guidelines* in terms of mass, scale, height, design and color (see Design Guidelines Analysis section).

3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff finds that, provided the listed conditions are met, the proposed addition and construction of a new one-car garage will be generally compatible with the

architectural form, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

*4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?*

Not applicable.

#### **DESIGN GUIDELINES ANALYSIS:**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines*.

#### **GENERAL DESIGN GUIDELINES -ADDITIONS TO HISTORIC BUILDINGS, 4.0.**

4.1	Protection of Historic Structures and Sites		
	The primary concern of the Landmarks Board in reviewing additions to historic buildings is the protection of the existing structure and the character of the site and district.		
	Guideline	Analysis	Meets Guideline?
.1	<i>Construct new additions so that there is a least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed,</i>	Addition is proposed at rear of contributing house; proposal removes a large portion of the north (rear) elevation. The proposed treatment of the east wall of the historic garage	Maybe



	<i>damaged or destroyed</i>	should be considered and steps taken to maintain more of the rear wall of the house. Revise at Ldrc.	
.2	<i>New additions should be constructed so that they may be removed in the future without damaging the historic structure.</i>	Plans have been revised to maintain more of the rear brick wall of the historic house. Likewise, the revised plans also retains the dormer on the north (rear) elevation. Northeast and northwest corners of house will be maintained. The east wall of the historic garage appears to be enclosed by the addition and likely would not be reversible. Revise at Ldrc.	Maybe
.3	<i>It is not appropriate to construct an addition that will detract from the overall historic character of the principal building and/or the site, or if it will require the removal of significant building elements or site features.</i>	At 753 sq. ft., the proposed addition is considerably smaller than the existing 1,894 house and is simple in form, mass and materiality. Addition will require the removal of the majority of the north (rear) elevation but will preserve the house's character defining features. Consider retaining more of rear wall. Revise at Ldrc.	Maybe
<b>4.2</b>	<b>Distinction from Historic Structures</b>		
	<i>All additions should be discernible from the historic structure. When the original design is duplicated the historic evolution of the building becomes unclear. Instead, additional should be compatible with the historic architecture but clearly recognizable as new construction.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Distinguish an addition from the historic structure, but maintain visual continuity between the two. One common method is to step the addition back and/or set it in slightly from the historic structure.</i>	Proposed addition is distinct from house in form, detailing and materiality. Revised plans show a one story, gabled roof form with simple fenestration and materiality. The addition can clearly be distinguished from the original portion of the house.	Yes
.2	<i>Do not directly copy historic elements. Instead, interpret historic elements in simpler ways in the addition.</i>	In form, the addition respects the historic house, and does not seek to replicate historic elements. Review details at Ldrc.	Yes

.3	<i>Additions should be simpler in detail than the original structure. An addition that exhibits a more ornate style or implies an earlier period of architecture than that of the original is inappropriate.</i>	Existing house is simple in form and detailing; The design has been revised to simplify the forms and reduce overall mass and scale. The one-story, gable roof addition does not detract from the historic character of the original building.	Yes
.4	<i>The architectural styles of additions should not imitate the historic style but must be compatible with it. Contemporary style additions are possible, but require the utmost attention to these guidelines to be successful. The use of two distinct historic styles, such as adding Tudor-style half-timbering to a Classic Cottage, is inappropriate.</i>	Proposed one story, gabled roof addition takes design cues from traditional form and massing found in the district but does not seek to replicate a historic style. Review details at Ldrc.	Yes
<b>4.3</b>	<b>Compatibility with Historic Buildings</b>		
	<i>Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to detract from the original building and/or the site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the building.</i>	Addition will increase the square footage of the 1,900 sq. ft. house by 753 sq. ft. Mass of addition has been reduced to be more subordinate to the main portion of the historic house when viewed from the street and alley.	Yes
.2	<i>Design an addition to be compatible with the historic building in mass, scale, materials and color. For elevations visible from public streets, the relationship of solids to voids in the exterior walls should also be compatible.</i>	Relationship of solids to voids on the east and west elevations of the proposed addition are generally compatible with those found on historic houses. Amount of glazing at north (rear) elevation may not be appropriate. Review details at Ldrc.	Maybe

.4	<i>Reflect the original symmetry or asymmetry of the historic building.</i>	Symmetry of massing and asymmetry of fenestration on the secondary elevations of original house is reflected in the proposed design of the addition.	Yes
.5	<i>Preserve the vertical and horizontal proportion of a building's mass.</i>	Horizontal proportion of the original house is preserved.	Yes

<b>4.4</b>	<b>Compatibility with Historic Site and Setting</b>		
	<i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i>	Character of the long, narrow site will be maintained. Some mature trees may be removed.	Yes
.2	<i>Locate new additions on an inconspicuous elevation of the historic building, generally the rear one. Locating an addition to the front of a structure is inappropriate because it obscures the historic facade of a building.</i>	Addition is at the rear of the historic house but will be visible to the public along Mapleton Avenue. This is the only face of the building practical to construct an addition.	Yes
.3	<i>Respect the established orientation of the original building and typical alignments in the area.</i>	Addition does not affect historic orientation and alignments of the building along the streetscape.	Yes
.4	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area. See Guideline 2.1.1.</i>	Building coverage of the addition and proposed new garage have been reduced 9 percent and will maintain the general proportion of built mass to open space found in the area.	Maybe

<b>4.5</b>	<b>Key Building Elements</b>		
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline ?</b>
.1	<i>Maintain the dominant roofline and orientation of the roof form to the street.</i>	Lower than the existing house, the proposed addition will not affect the roofline of the historic house when viewed from the street.	Yes
.2	<i>Rooflines on additions should be lower than and secondary to the roofline of the original building.</i>	Roofline of addition is lower than that of the main house.	Yes
.3	<i>The existing roof form, pitch, eave depth, and materials should be used for all additions.</i>	The pitch of the gable roof of the addition is slightly shallower than the roof of the historic house, however the forms are complimentary.	Yes
.5	<i>Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.</i>	The window pattern of the historic house are symmetrical on the façade and asymmetrical on the secondary elevations. This window pattern is reflected in the proposed east and west elevations. The symmetry of the rear elevation fenestration is in keeping with the character of the house.	Yes
.6	<i>Use window shapes that are found on the historic building. Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped</i>	Fenestration on east and west elevations follow same relationship in terms of placement and proportion.	Yes



## MAPLETON HILL DESIGN GUIDELINES –MAJOR EXTERIOR RENOVATION, ADDITIONS AND SECOND STORIES, T.

F. Massing			
	<p>While the specific details of the historic architectural styles of Mapleton Hill vary considerably, the most significant and identifiable feature of a building is its massing. Buildings of Italianate styling are square and vertical. Bungalows are low and rectangular, while Queen Anne styling is asymmetrical with many projections and details. Replication of stylistic detailing is not encouraged or necessary, however, the form which defines the building, should be respected.</p>		
	Guideline	Analysis	Meets Guideline?
1.	<i>Any addition to a building should preserve the existing symmetry or asymmetry.</i>	The proposed addition, which will have minimal visibility from Mapleton Ave., will not impact the asymmetry of the main house. The original form of the building will be discernible from the alley.	Yes
2.	<i>The vertical or horizontal proportion of a building's mass should be preserved.</i>	The addition will not negatively impact the horizontal proportion of the Craftsman Bungalow design when viewed from Mapleton Avenue and the alley.	Yes

T. Major Exterior Renovation, Additions and Second Stories.			
	<p>Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.</p>		
	Guideline	Analysis	Meets Guideline?
.4	<i>New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.</i>	Addition proposed at rear of historic building; character defining garage is proposed to be preserved, but distance between garage and addition should be increased.	Yes
.5	<i>New design and construction should always be differentiated from older</i>	The simple, one, story, gabled roof addition will be clearly	Yes

	<i>portions of a building; however, the addition should respect the existing roof forms, and building scale and massing.</i>	differentiated and compatible with the existing roof form, building scale and massing.	
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### General Design Guidelines

<b>7.</b>	<b>GARAGES &amp; OTHER ACCESSORY STRUCTURES</b>		
<b>7.1</b>	<b>Existing Historic Accessory Buildings</b>		
	<i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i>		
	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	Existing attached garage is to be preserved; however, the impact of the addition on the east elevation of the stone garage is not clear. The east wall and eaves of the garage should be retained. Resolve at the Ldrc.	<b>Maybe</b>
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	Existing attached garage is to be preserved; the east wall should be preserved and the eaves of garage should not be altered. Historic doors should be maintained. Review details at Ldrc.	<b>Maybe</b>

### Mapleton Hill Historic District Guidelines

<b>D.</b>	<b>ALLEYS, EASEMENTS and ACCESSWAYS</b>		
	<i>Alleys are a strong visual element of the district, and have much variety of scale and detail. They play an important role in the development patterns that give the more visible areas their character. Alleys provide access to rear parking and garages. They have a varied edge quality, with buildings both on the property lines and set back. The size and quality of these accessory buildings varies considerably. Careful consideration should be given to changes in traditional uses.</i>		
	<b>Guidelines:</b>	<b>Analysis:</b>	<b>CONFORMS?</b>
1.	<i>The use of alleys to provide access to the rear of properties should be preserved.</i>	Access to garage from alley will be maintained.	<b>Yes</b>

2.	<i>Efforts should be made to protect the variety of shape, size and alignment of buildings along the alleys. Alleys should maintain a human scale and be sensitive to pedestrians.</i>	Proposed garage will be approximately 336 sq. ft. in size.	<b>Yes</b>
3.	<i>Buildings such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.</i>	Historic attached garage is to be preserved; review details at Ldrc.	<b>Yes</b>
5.	<i>Efforts should be made to maintain the character of the alleys in the District.</i>	New garage may obscure visibility into the back yard.	<b>Maybe</b>
<b>P</b>	<b>GARAGES, CARPORTS AND ACCESSORY BUILDINGS</b>		
	<i>A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.</i>		
	<b>Guideline:</b>	<b>Consistency:</b>	
.1	<i>If an existing structure is to be used as a garage the historic character of the building should be respected. As few changes as possible should be made.</i>	Treatment of east wall of historic garage s unclear; wall and eaves, and historic doors should be maintained. Review details at Ldrc.	<b>Maybe</b>

<b>7.2</b>	<b>New Accessory Buildings</b>		
	<i>New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i>		
	<b>Location and Orientation</b>		
.1	<i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building, and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree.</i>	No significant buildings or features to be removed to make way for garage. Temporary Tuff Shed will be removed.	<b>Yes</b>
.2	<i>New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional</i>	The proposed garage will take access from the alley.	<b>Yes</b>

	<i>relationship of such buildings to the primary structure and the site.</i>		
.3	<i>Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.</i>	Proposed two-car garage will have 16' wide face on alley and will obscure some of the visibility into the yard from the alley.	<b>Yes</b>
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	Plans have been revised to reduce the size of the garage and addition; current configuration will maintain the general proportion of built mass to open space found in the area.	<b>Yes</b>
<b>Mass and Scale</b>			
.5	<i>New accessory buildings should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.</i>	Pitch of proposed garage roof similar to that of existing attached garage. Review at Ldrc.	<b>Yes</b>
.6	<i>New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate.</i>	Proposed one-car garage is one-story in height.	<b>Yes</b>
.7	<i>Roof form and pitch should be complementary to the primary structure.</i>	Roof form is complementary to the existing attached garage at the rear of the house.	<b>Yes</b>
<b>Materials and Detailing</b>			
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	As shown, garage is simpler than main house in design, material, and detailing.	<b>Yes</b>
.9	<i>Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	Proposed materials (wood siding, windows, and doors) will be compatible with character of historic district. Review details at Ldrc.	<b>Yes</b>
.10	<i>Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>	Proposed design appears compatible in terms of window type, size and detailing with similar elements on the primary building.	<b>Yes</b>
.12	<i>Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood</i>	Garage doors appear to be consistent in terms of scale and materials. Review final details at	<b>Maybe</b>

	<i>is the most appropriate material and two smaller doors may be more appropriate than one large door.</i>	Ldrc.	
.13	<i>It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.</i>	Proposed design does not attempt to recreate a false historic appearance.	<b>Yes</b>
.14	<i>Carports are inappropriate in districts where their form has no historic precedent.</i>	Carport not proposed.	<b>N/A</b>

Constructed about 1920, the Craftsman Bungalow house at 735 Mapleton Avenue was built within the period-of-significance for the Mapleton Hill Historic District and, while somewhat altered, retains a high degree of historic integrity and, as such, staff considers it to be contributing.

Staff considers that steps have been taken to ensure that the mass and scale will not impact the historic character of the main house when viewed from Mapleton Avenue and the alley. The simple, gable-roof addition is clearly differentiated from the historic portion of the house in terms of scale, massing and materiality. The treatment of the east elevation of the historic garage is unclear; the walls, roof and garage door should be retained and protected. The simple, one-car garage does not detract from the character of the alley.

Pending review by the Landmark design review committee, staff considers the proposed construction of an addition and new garage will be generally consistent with the Historic Preservation Ordinance, Section 4 of the *General Design Guidelines* and Sections F and T of the *Mapleton Hill Design Guidelines*.

As such, staff considers issuance of a Landmark Alteration Certificate for the proposed addition to the contributing house, construction of a new garage to be consistent with the Historic Preservation Ordinance, the *General Design Guidelines*, and the *Mapleton Hill Historic District Guidelines*. As such, staff finds the application consistent with Section 9-11-18 (a) & (b)(1-4), B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*, provided the listed conditions are met.

**FINDINGS:**

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction will meet the standards in Section 9-11-18 of the Boulder Revised Code 1981.
  2. The proposed construction will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
  3. In terms of mass, scale, and orientation, the proposal will be generally consistent with Section 9-11-18(a) & (b)(1)-(4) B.R.C.1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.
- 

**ATTACHMENTS:**

- A: Plans reviewed by the Landmarks Board on Sept. 3<sup>rd</sup>, 2014
- B: Tax Assessors Card
- C: Photographs
- D: Applicant's Materials

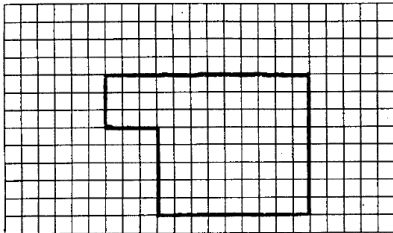
Attachment B: Historic Building Inventory and Tax Assessors Card

NOT FOR FIELD USE

<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places, 1994		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL4529
		TEMPORARY NO.: 1461-25-4-03-014		
CURRENT BUILDING NAME:		OWNER: JORGENSON PATRICIA A		
ADDRESS: 735 MAPLETON AV BOULDER, CO 80302		PO BOX 1323 MENLO PARK CA 94026		
		TOWNSHIP 1N RANGE 71W SECTION 25 SE 1/4 NW 1/4		
HISTORIC NAME: Allison Residence		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 3 LOT(S): 42-43 ADDITION: Mapleton YR. OF ADDITION: 1888		
FILM ROLL NO.: 94-5 BY: R. Whitacre	NEGATIVE NO.: 21	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1920 SOURCE: Boulder County Assessor	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residential	
			HISTORIC: Residential	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Large plate glass windows on facade; windows in dormer altered.	
STYLE: Bungalow			STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Brick, Wood, Stone			SQ. FOOTAGE: 1625	NATIONAL REGISTER ELIGIBILITY
ARCHITECTURAL DESCRIPTION: Side gable roofed dwelling with overhanging eaves. Gable ends have horizontal lap board siding. Walls of multi-hued, wire drawn brick. Shed dormer with three windows. Gabled brick projection on west. Porch inset under eaves is full width, with classical column supports. Off-center door with geometric glazing. Plate glass and double-hung windows; brick sills. Brick chimney with metal caps. Stone foundation.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: X YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
CONTINUED? YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

Memo to the Landmarks Board  
 Re: Landmark Alteration Certificate, 735 Mapleton Avenue

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown  <b>SOURCE:</b>  <b>BUILDER/CONTRACTOR:</b> Unknown  <b>SOURCE:</b>	<b>STATE ID NO.:</b> 5BL4529  <b>ORIGINAL OWNER:</b> Luther D. and Eula Allison  <b>SOURCE:</b> Boulder City Directory, 1921  <b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b>   <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> The 1921 city directory indicates that this was the home of Luther D. and Eula Allison. Allison was a clerk with C.C. Smith, grocers. A later owner was Anna Moeller.   <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>            REPRESENTS THE WORK OF A MASTER            POSSESSES HIGH ARTISTIC VALUES            X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>            ASSOCIATED WITH SIGNIFICANT PERSONS            ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS            X CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>TIER EVALUATION:</b> Contributing Building-Restorable				
<b>STATEMENT OF SIGNIFICANCE:</b> This building, although somewhat altered, is representative of the Bungalow style, popular in the early twentieth century in the United States, and reflected in the gabled roof with overhanging eaves and front dormer, the combination of construction materials, and the prominent porch.   <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>REFERENCES (BE SPECIFIC):</b> Boulder County Assessor, real estate information; Boulder Daily Camera biographical files; Boulder Carnegie Library, Boulder County Assessor collection; Boulder City Directories; Boulder Genealogical Society, Census Indexes, 1900 and 1910   <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SURVEYED BY:</b> R.L. Simmons/T.H. Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> June 1994		



Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue



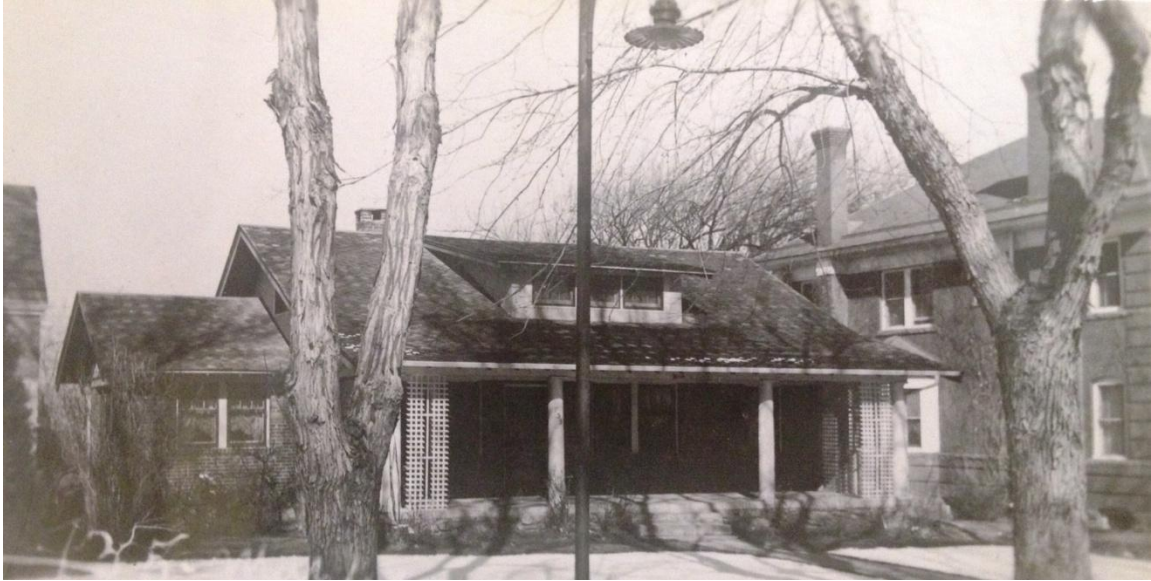
[illegible]



Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue

CLASS OF BUILDING		HEIGHT		ROOF		LIGHT		DESCRIPTION		
Check	No. of Stories	Check	CONSTRUCTION	Check	Electricity	Check	ROOMS	STORIES		
					Gas			1	2	3
1—Single Residence	✓	✓	Wood Shingle	✓	✓	✓	Living Room			
2—Duplex			Composition Shingle	✓	✓	✓	Dining Room			
3—Bungalow, Apt., Crt.			Tar and Gravel	✓	✓	✓	Dinette			
4—Flat or Terrace			Prepared Paper	✓	✓	✓	Kitchen			
5—Apartment House			Sheet Iron	✓	✓	✓	Breakfast Nook			
6—Hotel			Copper	✓	✓	✓	Bed Room			
7—Store Building			Concrete Tile	✓	✓	✓	Bath Room			
8—			Clay Tile	✓	✓	✓	Toilet Room			
9—Office Building			Slate	✓	✓	✓	Shower Room			
10—Hospital or Sanitarium			Asbestos Shingle	✓	✓	✓	Sleeping Porch			
11—Bank Building			Tin	✓	✓	✓	Sun Room			
12—Theatre				✓	✓	✓	Den			
13—Warehouse				✓	✓	✓	Storage Room			
14—Factory				✓	✓	✓	Office			
15—Public Garage				✓	✓	✓	Halls			
16—Private Garage				✓	✓	✓				
17—Service Station				✓	✓	✓				
18—Hot House or Gr. House				✓	✓	✓				
19—Poultry House				✓	✓	✓				
20—Barns or Sheds				✓	✓	✓				
CONSTRUCTION		EXTERIOR		PLUMBING		FINISH		GIVE NUMBERS		
Frame	✓	Common Brick	Old Style	Water	Unfinished	Plastered, Plain				
Brick	✓	Pressed Brick	Modern	Storm Sewer	Plastered, Ornament					
Tile	✓	Wire Cut Brick	No. Bath Tubs	Sanitary Sewer	Papered					
Stone	✓	Glazed Brick	No. Shower Baths	Electricity	Painted or Tinted					
Concrete, Plain or Block	✓	Wood Siding	No. Toilets	Gas	Hardwood Floor					
Concrete, Reinforced	✓	Wood Shingles	No. Lavatories	Telephone	Softwood Floor					
Steel Frame	✓	Cement Stucco	No. Urinals		Hardwood Finish					
CHARACTER OF CONST.		Kellastone	No. Laundry Tubs		Tile					
Cheap	✓	Corrugated Iron	No. Sinks	MISCELLANEOUS	Marble or Onyx					
Medium	✓	Stone	Sanitary Closets	Sideboards	Wall Board					
Good	✓	Tile	Cess Pool	Buffet	Sheetrock					
Fire Resisting	✓	Terra Cotta		Cabinet	Celotex					
Non-Fire Resisting	✓	Tile		Book Cases	Wainscoting					
STATE OF REPAIRS		OUTSIDE TRIM		Beam Ceiling	Metal Ceiling					
Bad	✓	Wood	Stove	Hot Air						
Fair	✓	Terra Cotta	Hot Water	Steam						
Good	✓	Stone	No. Fireplaces	No. Dummy Fireplaces						
New	✓	Galv. Iron	Air Conditioned							
		Concrete	FUEL							
		Oil	Coal							
		Gas	Oil							
		Electricity	Gas							
			Electricity							
REMARKS										
15th day of 1942										
735 Mapleton Avenue, Platteville, Wis.										
15th day of 1942										

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue





**Attachment C: Current Photographs**



735 Mapleton Ave., view of south (front) elevation, 2014.



735 Mapleton Ave., view of west elevation, 2014.





735 Mapleton Ave., southeast corner, 2014.



735 Mapleton Ave., view of east elevation, 2014.





View of North (rear) elevation, 2014.



View of garage at 735 Mapleton Ave., 2014.





735 Mapleton Ave., view of South elevation with 745 Mapleton Ave. on the right, 2014.



735 Mapleton Ave., view of South elevation with 711 Mapleton Ave. and 707 Mapleton Ave. on the left, 2014.





View of 700 block of Mapleton Ave. looking west, 2014.



View of 700 block of Mapleton Ave. looking east (Mapleton Hill school in background), 2014.





View of south side of 700 block of Mapleton Ave. looking directly out from 735 Mapleton Ave.



735 Mapleton Ave., view into property from alley, 2014.





View of alley looking east, 735 Mapleton Ave. on right, 2014.



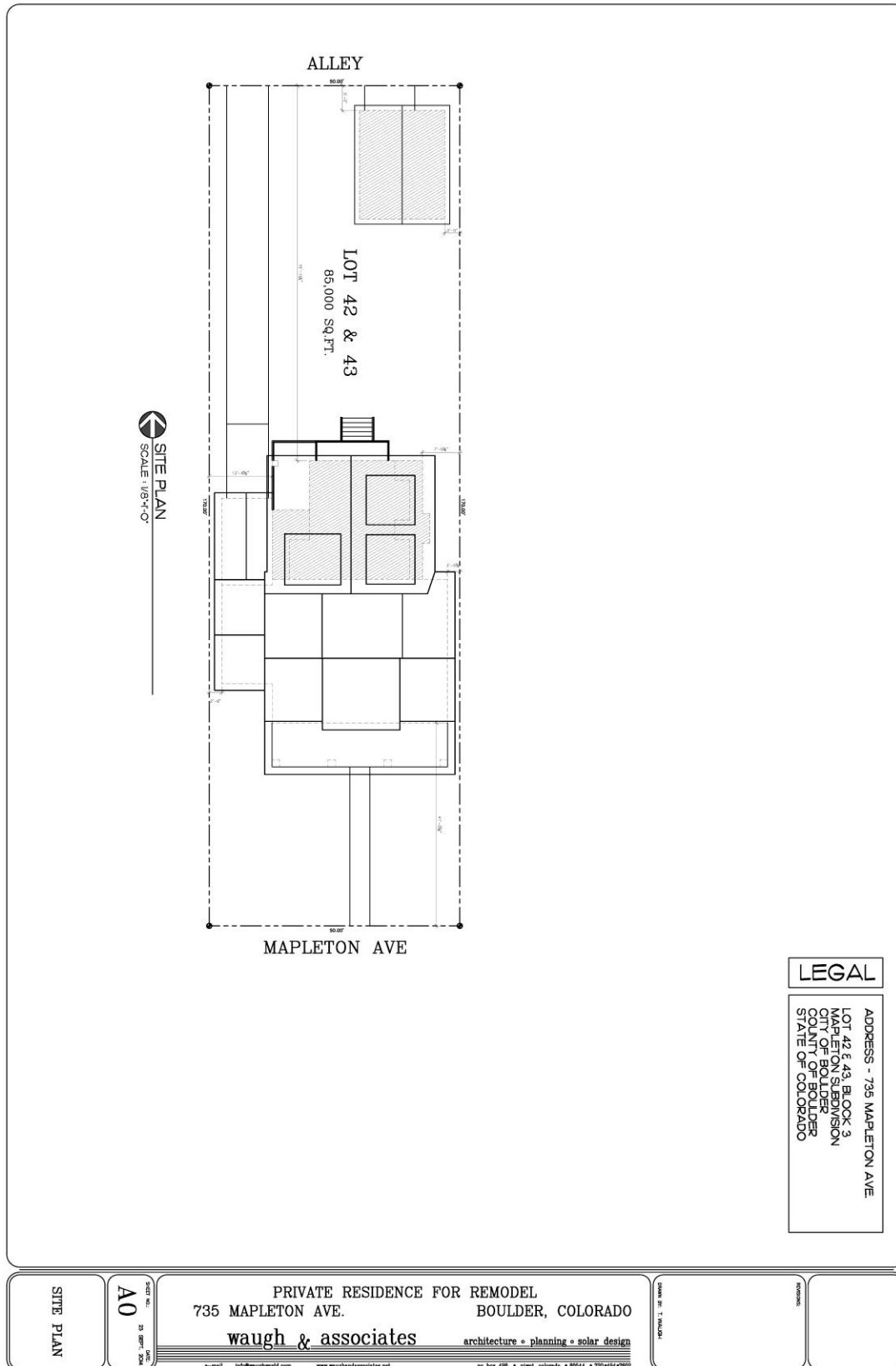
View directly across the alley, 730 Maxwell on left and 2433 8<sup>th</sup> St. on right, 2014.

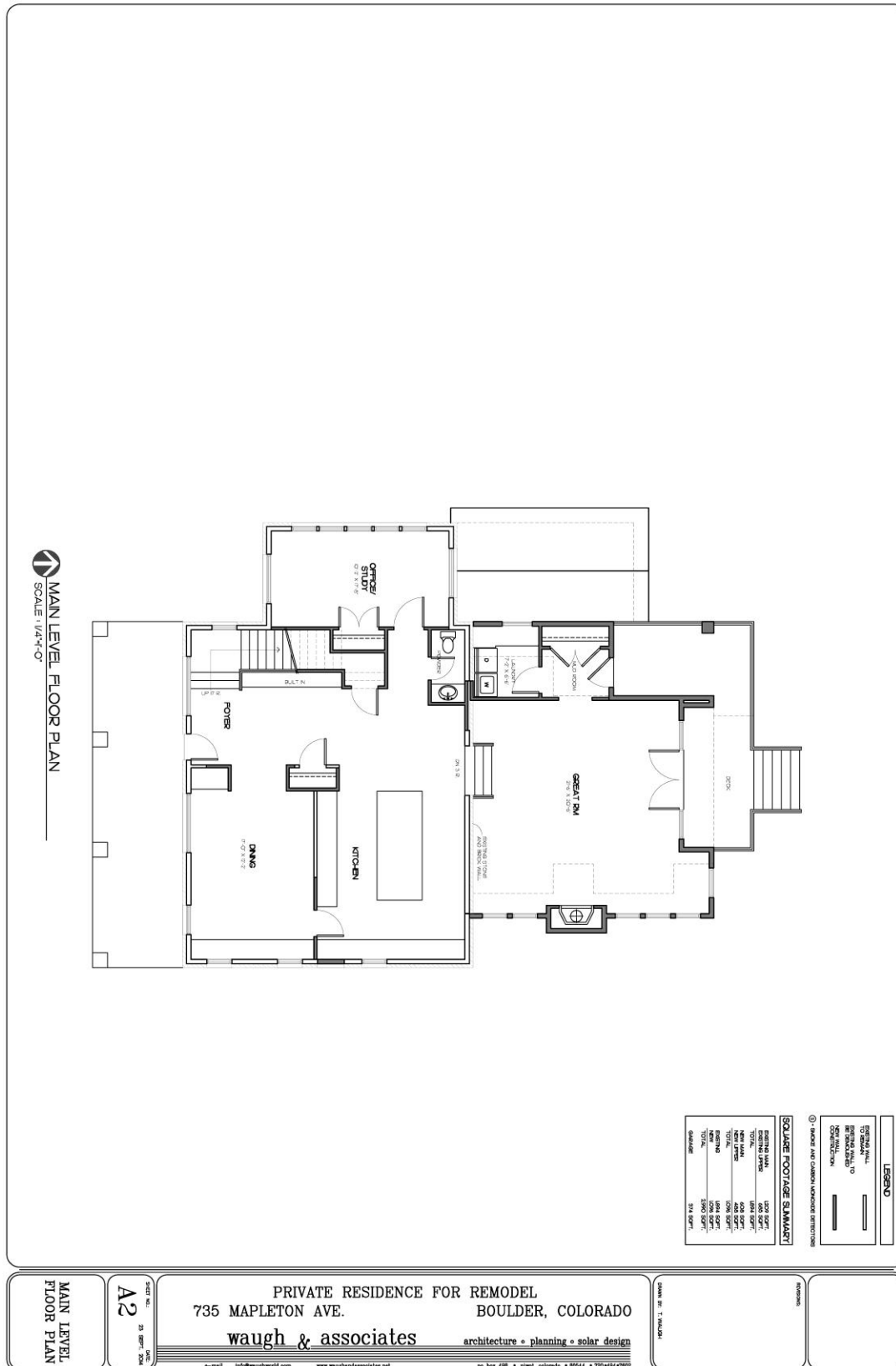
Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue

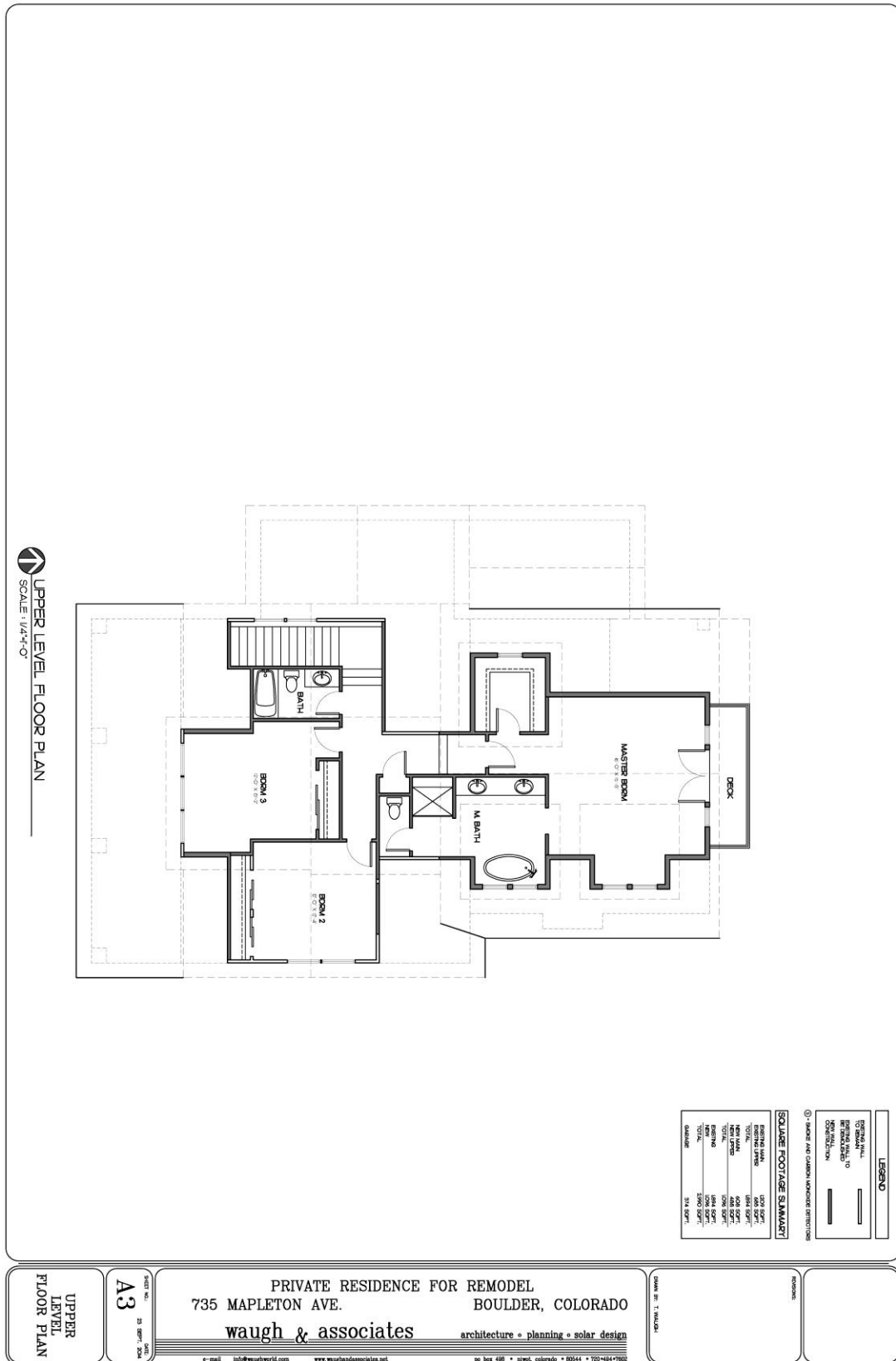
Attachment D: Applicant's Materials

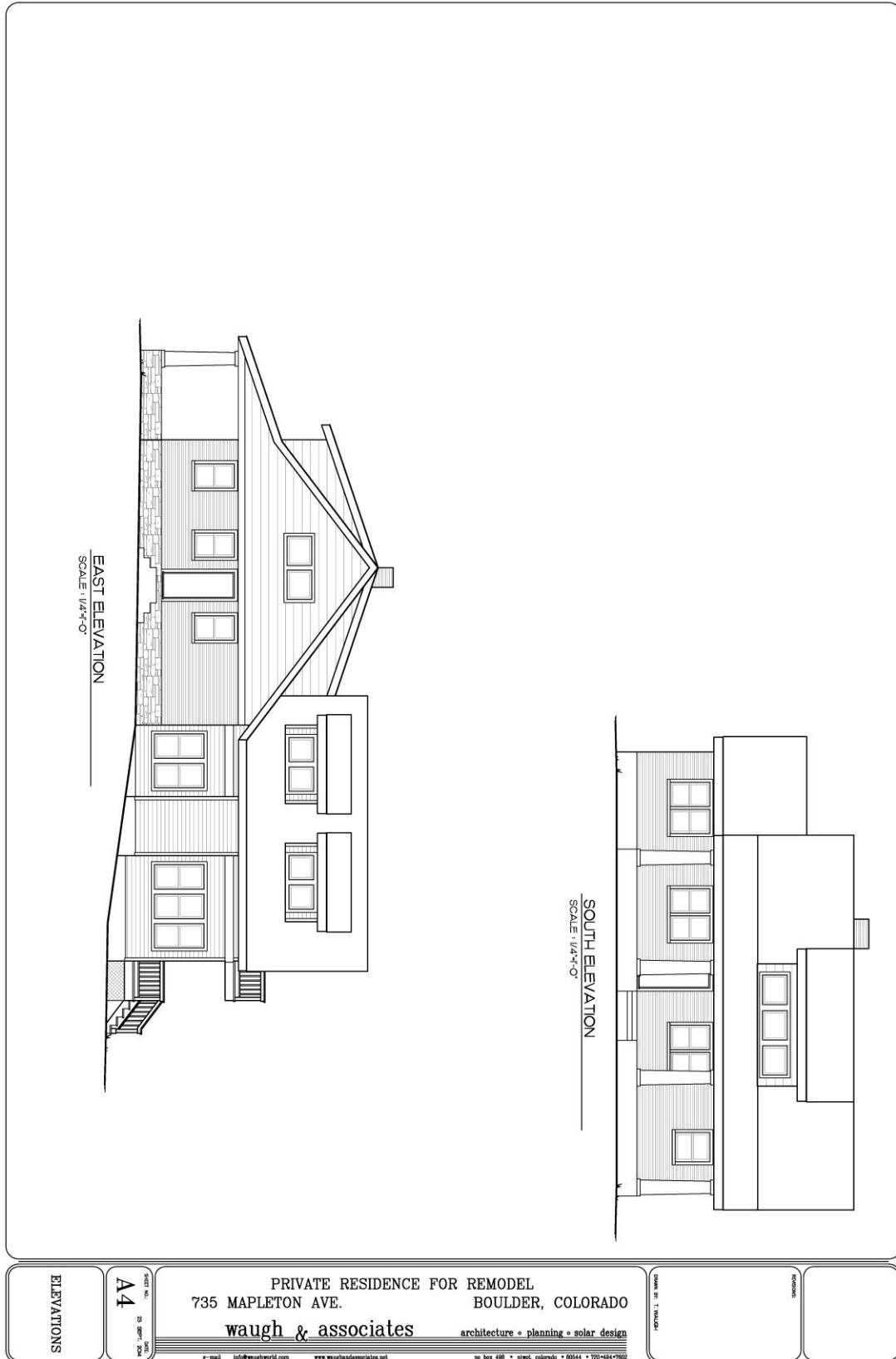
Attachment A: Previous Plans Reviewed by the Landmarks Board on Sept.  
3<sup>rd</sup>, 2014

Memo to the Landmarks Board  
 Re: Landmark Alteration Certificate, 735 Mapleton Avenue

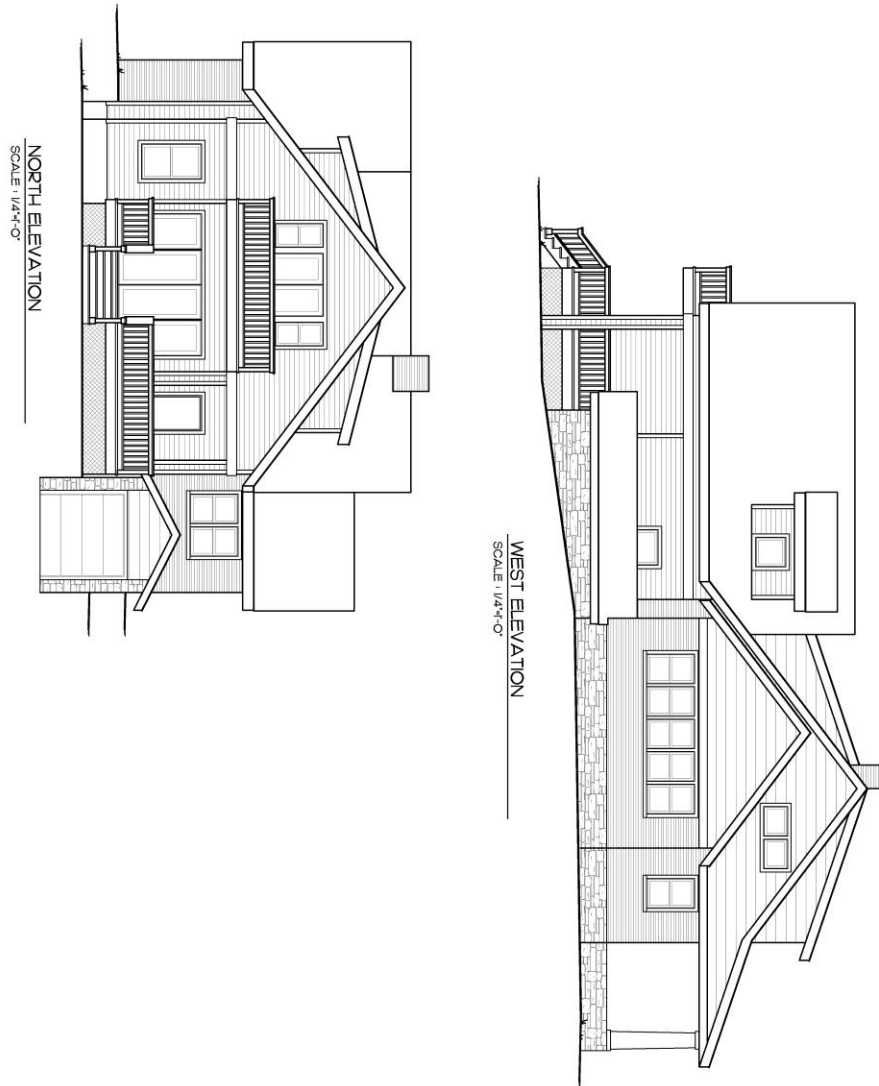


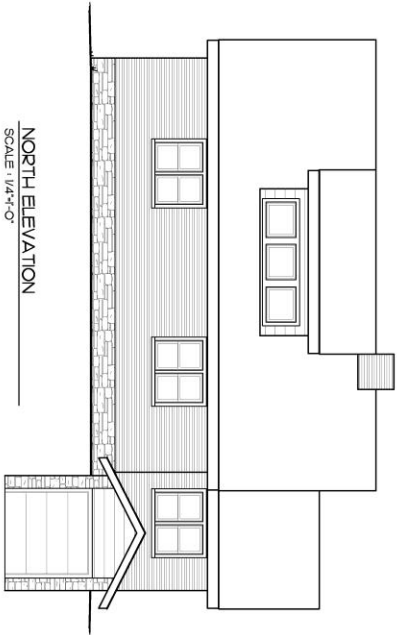
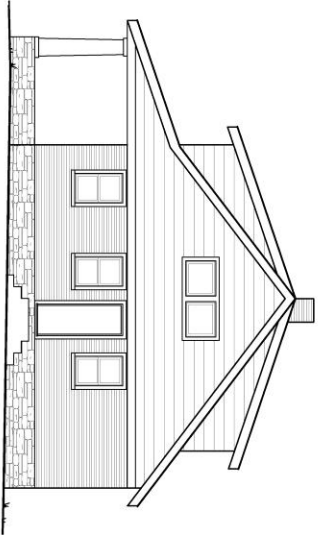
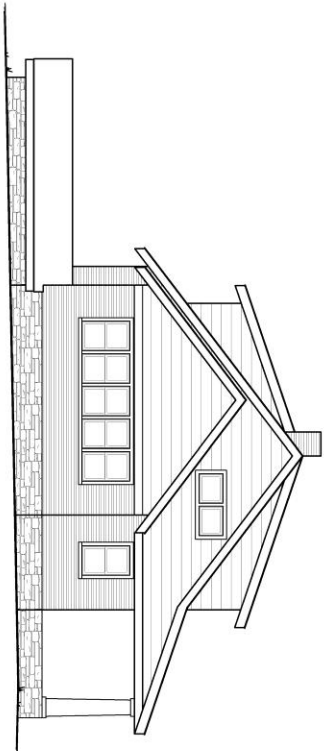





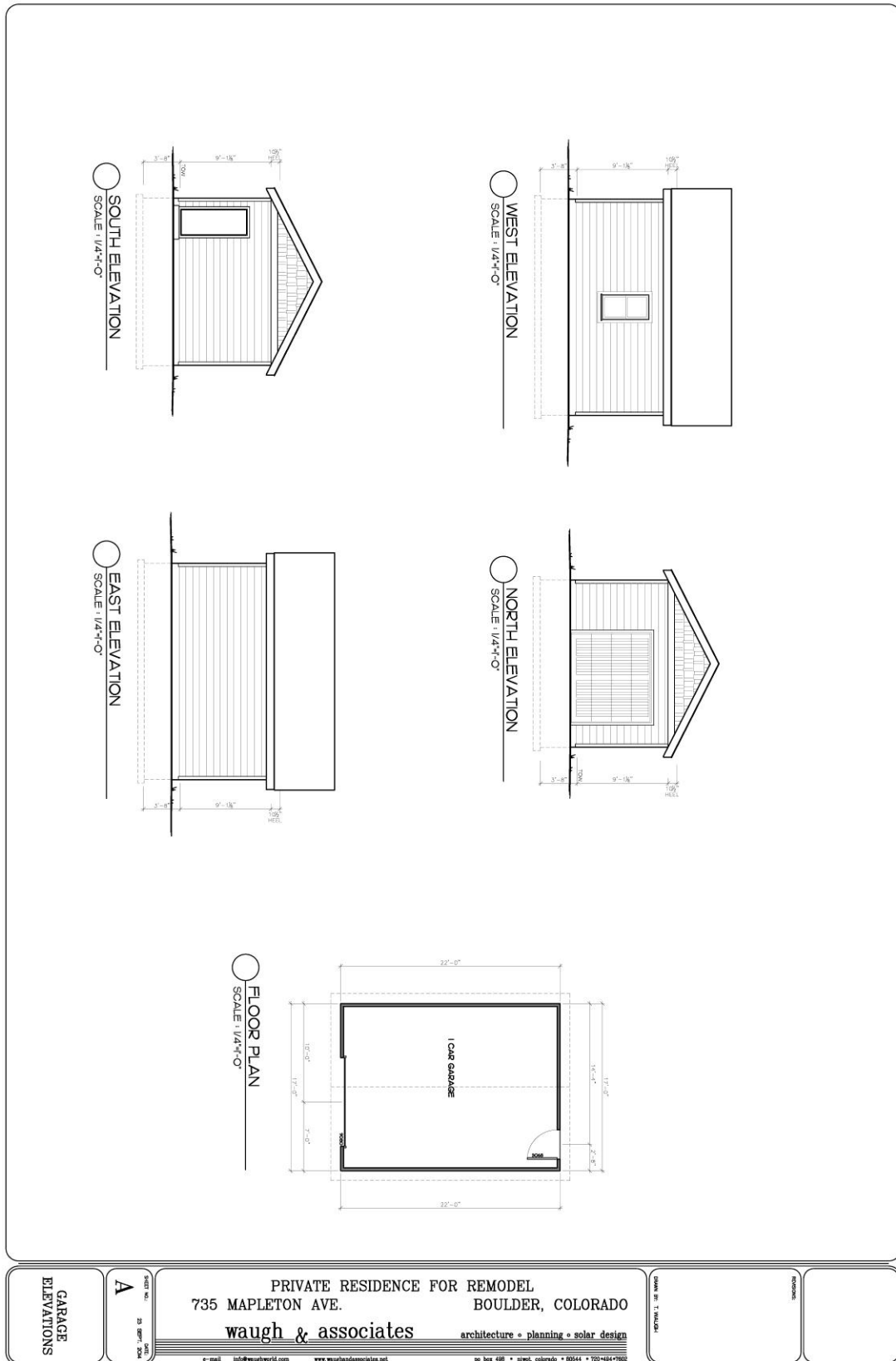






 <p style="text-align: center;">NORTH ELEVATION SCALE: 1/4"=1'-0"</p>	 <p style="text-align: center;">EAST ELEVATION SCALE: 1/4"=1'-0"</p>
 <p style="text-align: center;">WEST ELEVATION SCALE: 1/4"=1'-0"</p>	 <p style="text-align: center;">SOUTH ELEVATION SCALE: 1/4"=1'-0"</p>

EXISTING ELEVATIONS	<b>A</b>	PRIVATE RESIDENCE FOR REMODEL 735 MAPLETON AVE. BOULDER, COLORADO <b>waugh &amp; associates</b> <small>architecture • planning • solar design</small>	SCALE: 1/4"=1'-0"
<small>           e-mail: <a href="mailto:info@waughworld.com">info@waughworld.com</a>    www.waughandassociates.net    po box 488 • sterc, colorado • 80544 • 702-434-7802         </small>			



GARAGE  
ELEVATIONS

A

DATE: 10/10/2014  
 10/10/2014

PRIVATE RESIDENCE FOR REMODEL  
 735 MAPLETON AVE.  
 BOULDER, COLORADO

**vaughn & associates**

architecture • planning • solar design

e-mail: info@vaughnassociates.com www.vaughnassociates.com po box 488 • steele, colorado • 80544 • 720-434-7801

DATE: 10/10/2014

REVISION: